

Denis Law Mayor



Community & Economic Development C. E. "Chip" Vincent, Administrator

September 20, 2016

Cherie Shanks, General Engineer
Office of Public Housing
U.S. Dept. of Housing and Urban Development
909 First Ave., Suite 360
Seattle, WA 98104-1000

Dear Ms. Shanks:

Please accept the enclosed Request for Release of Funds for the Sunset Terrace Redevelopment proposed by the Renton Housing Authority. Attached to this letter you will find the following documentation:

- Request for Release of Funds and Certification (HUD-7015.15) including attached signature sheet from the City's Environmental Review Committee and memo from Mayor Law designating this body as Responsible Entity under NEPA.
- Affidavits of mailing and Posting, and a copy of the published notice documenting public notification process and procedures
- Conditions of Approval containing mitigation requirements for this project.
- Copy of the FONSI and EA issued for this project

This documentation should complete the Request for Release of Funds for this project.

Please contact me at (425) 430-7289 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Vanessa Dolbee".

Vanessa Dolbee
Current Planning Manager

Request for Release of Funds and Certification

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB No. 2506-0087
(exp. 07/31/2017)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Capital Fund Program & Operating Subsidy Funds (see 11 below)	2. HUD/State Identification Number WA011	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s)	5. Name and address of responsible entity City of Renton 1055 S. Grady Way Renton, WA 98055	
6. For information about this request, contact (name & phone number) Mark Gropper, phone: 425-226-1850, Ext. 223	7. Name and address of recipient (if different than responsible entity) Renton Housing Authority PO Box 2316 Renton, WA 98056	
8. HUD or State Agency and office unit to receive request HUD Seattle Region X Office 909 1st Avenue, Suite 200 Seattle, WA 98104-1000		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Renton Housing Authority Capital Fund and Operating Subsidy Proposed Activities for 2016 – 2020	10. Location (Street address, city, county, State) • Hillcrest Terrace 1442 Hillcrest Lane NE • Evergreen Terrace 3027 NE 15th • Cole Manor 2811 NE 4TH • Sunset Terrace NE Sunset Boulevard at Harrington Avenue N
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11. Program Activity/Project Description

The proposal consists of Renton Housing Authority's (RHA's) proposed Capital Fund and Operating Subsidy activities for 2016-2020. Activities include:

- Public Housing Authority-wide administration, operations, technical assistance, training, fees and costs, and delivery of services such as summer youth programs.
- Low Income Public Housing Authority-wide maintenance including appliance replacement, non-dwelling equipment and tools.
- Plans and designs of the Sunset Terrace Replacement Units (prior NEPA clearance in 2011).
- Maintenance, Rehabilitation, and Public Facility Improvements at Hillcrest Terrace, Evergreen Terrace, and Cole Manor.

The request is to the US Department of Housing and Urban Development for the release of Annual Contributions Contract Number SF-187, Amendment Number 22-N, Grant Number WA01P01150116, Capital Fund Program, and Operating Subsidy funds under 24 CFR Part 905 of the United States Housing Act of 1937, Section 9, to undertake a project known as WA011 Renton Housing Authority Capital Fund and Operating Subsidy Proposed Activities for 2016 – 2020.

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did ☐ did not ☒ require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

X

Deanna Zimmer

CHAIR, ENVIRONMENTAL REVIEW COMMITTEE

Date signed

9/19/2016

Address of Certifying Officer

City of Renton, 1055 S. Grady Way, Renton, WA 98055

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Mark Gropper
Mark Gropper

Executive Director

Date signed

09.14.2016

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)



Signature Sheet for Certifying Officer of Responsible Entity for Request for Release of Funds and Certification

**Project: WA011 Renton Housing Authority Capital Fund
and Operating Subsidy Proposed Activities for 2016 –
2020 Environmental Assessment**

Responsible Entity Certifying Officer

City of Renton Environmental Review Committee (ERC)

Date: 9/19/16


Signature: Doregg Zimmerman

Signature: C.E. Vint

Signature: Kelly Reynolds

Signature: _____

M E M O R A N D U M

DATE: July 27, 2010
TO: Sunset Area Planned Action and EIS File
FROM: Denis Law, Mayor 
SUBJECT: Responsible Entity Under NEPA

In Renton Municipal Code section 4-9-070G, the City of Renton designates the Environmental Review Committee (ERC), as appointed by the Mayor of Renton, as the responsible official under the State Environmental Policy Act (SEPA). It is the responsibility of the ERC to supervise scoping and preparations of any required environmental impact statement, or related documents. Various federal statutes, and regulations of the Department of Housing and Urban Development (24 CFR 58.1 and 24 CFR 58.4), authorize the City to serve as the Responsible Entity for purposes of compliance with the National Environmental Policy Act (42 USC 4321). The functions of the Responsible Entity under NEPA are similar to those of the responsible official under SEPA. Therefore, I designate the ERC as the entity with authority to perform the functions and provide the certifications required of the Responsible Entity under NEPA.

CITY OF RENTON
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION
AFFIDAVIT OF SERVICE BY MAILING

On the 26th day of August, 2016, I deposited in the mails of the United States, a sealed envelope containing ERC Notice and Determination documents. This information was sent to:

Name	Representing
Agencies	See Attached
Mark Gropper, RHA	Applicant/Owner

(Signature of Sender):

Sabrina Mirante

STATE OF WASHINGTON)

) SS

COUNTY OF KING)

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct, I know or have satisfactory evidence that **Sabrina Mirante** signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated:

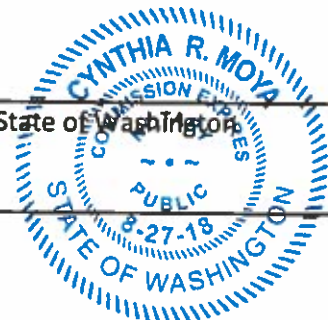
8-26-16

[Signature]
Notary Public in and for the State of Washington

Notary (Print):

My appointment expires:

8/27/2018



Project Name: Renton Housing Authority Capital Fund and Operating Subsidy RROF-2016-2020

Project Number: LUA16-000630, ECF

AGENCY (DOE) LETTER MAILING (ERC DETERMINATIONS)

Dept. of Ecology ** Environmental Review Section PO Box 47703 Olympia, WA 98504-7703	Dept. of Ecology ** Attn: Misty Blair PO Box 47703 Olympia, WA 98504-7703	Muckleshoot Indian Tribe Fisheries Dept. ** Attn: Karen Walter or SEPA Reviewer 39015 – 172 nd Avenue SE Auburn, WA 98092
WSDOT Northwest Region * Attn: Ramin Pazooki King Area Dev. Serv., MS-240 PO Box 330310 Seattle, WA 98133-9710	Duwamish Tribal Office * 4717 W Marginal Way SW Seattle, WA 98106-1514	Muckleshoot Cultural Resources Program ** Attn: Laura Murphy 39015 172 nd Avenue SE Auburn, WA 98092-9763
US Army Corp. of Engineers * Seattle District Office Attn: SEPA Reviewer PO Box C-3755 Seattle, WA 98124	KC Wastewater Treatment Division * Environmental Planning Supervisor Ms. Shirley Marroquin 201 S. Jackson ST, MS KSC-NR-050 Seattle, WA 98104-3855	Muckleshoot Cultural Resources Program ** Attn: Erin Slaten 39015 172 nd Avenue SE Auburn, WA 98092-9763
Boyd Powers *** Depart. of Natural Resources PO Box 47015 Olympia, WA 98504-7015	WDFW - Larry Fisher* 1775 12th Ave. NW Suite 201 Issaquah, WA 98027	Office of Archaeology & Historic Preservation* Attn: Gretchen Kaehler PO Box 48343 Olympia, WA 98504-8343
KC Dev. & Environmental Serv. Attn: SEPA Section 35030 SE Douglas St. #210 Snoqualmie, WA 98065	City of Newcastle Attn: Tim McHarg Director of Community Development 12835 Newcastle Way, Ste 200 Newcastle, WA 98056	City of Kent Attn: Charlene Anderson, AICP, ECD 220 Fourth Avenue South Kent, WA 98032-5895
Metro Transit Senior Environmental Planner Gary Kriedt 201 South Jackson Street KSC-TR-0431 Seattle, WA 98104-3856	Puget Sound Energy Wendy Weiker, Community Svcs. Mgr. 355 110 th Ave NE Mailstop EST 11W Bellevue, WA 98004	City of Tukwila Jack Pace, Responsible Official 6200 Southcenter Blvd. Tukwila, WA 98188
Seattle Public Utilities Jalaine Madura, Attn: SEPA Responsible Official 700 Fifth Avenue, Suite 4900 PO Box 34018 Seattle, WA 98124-4018	Puget Sound Energy Doug Corbin, Municipal Liaison Mgr. 6905 South 228 th St Kent, WA 98032	

*Note: If the Notice of Application states that it is an "Optional DNS", the marked agencies and cities will need to be sent a copy of the Environmental Checklist, Site Plan PMT, and the Notice of Application.

**Department of Ecology is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice to the following email address: sepaunit@ecy.wa.gov

** Karen Walter, Laura Murphy and Erin Slaten with the Muckleshoot Indian Tribe Fisheries Dept. are emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice to the following email addresses: KWalter@muckleshoot.nsn.us / Laura.murphy@muckleshoot.nsn.us / erin.slaten@muckleshoot.nsn.us

***Department of Natural Resources is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice the following email address: sepacenter@dnr.wa.gov

Department of Community and
Economic Development



**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
FOR SUNSET TERRACE REDEVELOPMENT**

DATE OF NOTICE: August 26, 2016

NAME OF RESPONSIBLE ENTITY: City of Renton

LAND USE NUMBER: LUA16-000630, ECF

ADDRESS: Environmental Review Committee

Care of: Department of Community & Economic Development, Current Planning, 1055 South Grady WA, Renton, WA 98055

STAFF CONTACT: Vanessa Dolbee, 425-430-7200

PROJECT NAME: Renton Housing Authority Capital Fund and Operating Subsidy RROF- 2016 - 2020

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Renton Housing Authority.

REQUEST FOR RELEASE OF FUNDS

On or about September 13, 2016 the City of Renton will authorize the Renton Housing Authority to submit a request to the US Department of Housing and Urban Development for the release of Annual Contributions Contract Number SF-187, Amendment Number 22-N, Grant Number WA01P01150116, Capital Fund Program, and Operating Subsidy funds under 24 CFR Part 905 of the United States Housing Act of 1937, Section 9, to undertake a project known as WA011 Renton Housing Authority Capital Fund and Operating Subsidy Proposed Activities for 2016 – 2020 for the purpose of maintenance, rehabilitation, and operation of public housing, at about \$330,000 annually for capital funds and up to \$642,000 annually for operating subsidies, between 2016-2020.

FINDING OF NO SIGNIFICANT IMPACT

The City of Renton has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Renton, Department of Community & Economic Development, Development Services, 1055 South Grady Way, Renton, WA 9805, where ERR can be examined and may be examined or copied weekdays 8 A.M to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Renton Environmental Review Committee. All comments received by: September 12, 2016 will be considered by the City of Renton prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Renton certifies to HUD that the Environmental Review Committee consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Renton to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Renton's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Renton; (b) the City of Renton has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD at Seattle Regional Office, Seattle Federal Office Building, Office of Public Housing, 909 First Avenue, Suite 360, Seattle, WA 98104-1000. Potential objectors should contact HUD to verify the actual last day of the objection period.

Responsible Entity Certifying Officer

City of Renton Environmental Review Committee (ERC)

Date of Decision: August 22, 2016

Date of Publication: August 26, 2016

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LAND USE NUMBER: LUA16-000630, ECF

ADDRESS: Environmental Review Committee
Care of: Department of Community & Economic Development, Current Planning
1055 South Grady Way
Renton, WA 98055

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[MARIJUANA from page 1]

for parking, requiring 2.5 parking stalls per 1,000 square feet of store space.

But Mathias said experience in Renton and surrounding municipalities, as well as a study conducted in Colorado found that recreational marijuana stores can generate up to 10 times the traffic as a typical retail store, meaning an increased need for parking.

"There seem to be more users," Mathias said. "It's not just your average retail."

Mathias said the city of Redmond recently determined that recreational marijuana shops generate parking more akin to convenience stores than standard retail outlets and established a parking requirement of 4-5 stalls per 1000 square feet.

Though Renton does not have a separate category in its zoning for a convenience store, the city is recommending the council adopt the same standard as Redmond for its stores.

Another recommendation deals with the number of shops to be allowed to open in Renton.

FREE! DELIVERY TUBES AVAILABLE

The Renton Reporter is published every Friday and delivery tubes are available FREE to our readers who live in our distribution area.



The newspaper tube can be provided to you to install at your convenience next to your mailbox receptacle or at the end of your driveway.

Pick up your FREE tube at the Kent office, located at 19426 68th Ave. S., Kent, WA during regular business hours. (Monday - Friday 8:30 a.m. to 5 p.m.)

19426 68th Ave. S., Kent, WA 98032 • 425-255-3484 • www.rentonreporter.com

Despite the state Liquor and Cannabis Board changing Renton's allocation of stores from three to six, for example, the city is recommending no change to Renton's policy limiting the number of stores in the city to five.

According to Senior Planner Angie Mathias, the city arrived at its number in September 2015 after the LCB notified Renton that due to changes in the medical law, they would be accepting new license applications for retail stores and would not be limiting the number of licensed stores per city. After that, the council adopted an interim zoning regulation limiting Renton's total number of stores to five, which Mathias said was the total number of rec shops plus the two medical collectives operating in the city.

"Bringing those two systems together should result in the demand for both recreational and medical marijuana being met by five stores," reads a memo sent to members of the planning commission this summer.

Another change in the state law deals with the sensitive use buffer zones surrounding the stores. Originally, the state mandated a 1,000-foot barrier between the shops and "sensitive uses" such as schools, playgrounds, parks, libraries, public transit centers, child care centers, recreation centers and arcades.

Last year's changes to law allow cities the option of reducing those buffers to as low as 100 feet from parks, rec centers, child care centers, public transit facilities and arcades. However, despite the option to reduce the buffers, city staff has recommended keeping the buffers at their current levels. According to the memo, other jurisdictions have reduced the buffers in order to provide more locations in the city for retail stores, but the staff does not believe that is an issue in Renton.

Following testimony at a public hearing from store owners about the difficulty in finding a good location, however, Mathias said the commission is considering its own recommendation to council to reduce some of the buffers.

Finally, the legislature also made changes on the medical side to outlaw collective gardens, but instead will allow cooperatives of up to four patients, each with up to 15 plants, to be able to combine their growing efforts at a single location. That would allow up to 60 plants to be grown at a single residential home.

But staff has concerns about the cooperatives, mainly because the prior laws were "fairly easily manipulated," which led to their ban by the city council.

"We worry about what loopholes are unanticipated with this," Mathias said.

She also said the city has concerns regarding outdoor grows, due to the state requirement for an eight foot, sight-obscuring fence, which is two feet higher than fences allowed in the city without a variance.

The city also feels that because there are three ways for patients to get marijuana besides growing, the cooperatives, which are labeled "new and untested" in the memo, should not be allowed.

"You can purchase it on your own or grow up to 15 plants," Mathias said.

The Planning Commission will make their recommendations to the council's planning and development committee in early September and the final council is expected to make their decision later that month.

Reach editor Brian Beckley at 425-336-4959.

[SUSPECT from page 1]

Sixth Place. A K9 track was attempted, but despite what are described as "exhausting efforts by all," the

suspects were not located.

The victim identified the vehicle as the same the suspects were in when they threatened him with a gun.

The suspect vehicle was taken into

evidence for processing.

The suspect described as a Hispanic male, 16-17 years of age, with black hair and was last seen wearing a tank top.

PUBLIC NOTICES

CITY OF RENTON

NOTICE OF

PUBLIC HEARING

RENTON CITY COUNCIL

NOTICE IS HEREBY GIVEN that the Renton City Council has fixed the 12th day of September, 2016, at 7:00 p.m. as the date and time for a public hearing to be held in the seventh floor Council Chambers of Renton City Hall, 1055 S. Grady Way, Renton, 98057, to consider the following:

Six-Year Transportation Improvement Plan - 2017-2022 TTP

All interested parties are invited to attend the public hearing and present written or oral comments regarding the proposal. Written comments submitted to the City Clerk by 5:00 p.m. on the day of the hearing will be entered into the public hearing record.

Renton City Hall is in compliance with the American Disabilities Act, and interpretive services for the hearing impaired will be provided upon prior notice. Call (425) 430-6510 for additional information.

Jason Seth
Deputy City Clerk
Published in the Renton Reporter August 26, 2016. #1679015.

NOTICE OF

PUBLIC HEARING

RENTON HEARING

EXAMINER

RENTON, WASHINGTON
Department of Community and Economic Development
A public hearing will be held by the Renton Hearing Examiner in the seventh floor of the Renton City Hall, 1055 South Grady Way, Renton, Washington, on September 20, 2016 at 11:00 am to consider the following petitions:
WSDOT Pavement Rehabilitation

tion Noise Variance for SR169 Cedar River Vicinity
LUA16-000616

Location: SR169 Cedar River Vicinity Pavement Rehabilitation. Description: Washington State Department of Transportation (WSDOT) requests a variance from RMC 8-7-2 (Noise Regulations, Maximum Environmental Noise Levels) in order to conduct construction work at night in areas with residential uses. The construction work would occur during 31 non-consecutive nights from March 1, 2017 to December 31, 2018. The project is located along State Route 169 in both the northbound and south bound lanes, between Mile Post 22.98 to Mile Post 24.84. The portion of the project located within the City of Renton limits includes work and improvements within the State Right of Way limits only. Nighttime work will minimize congestion impacts to drivers, businesses, school buses and local commuters during the day, and is safer for workers and traveling public.

Construction equipment used during nighttime operations will include, but is not limited to pickup trucks, dump trucks, paving machines, planning grinder, air compressors, asphalt saw cutters, portable light plants and generators, compaction rollers, flat bed/cement mixer trucks, truck mounted attenuators, sweepers, striper remover, and stripe grinders. Noise levels resulting from the project's construction activities will generate peak noise levels of 62 to 85 dBA as perceived at 50 feet from the WSDOT property line. When feasible, temporary noise shields will be placed around construction equipment. All vehicles shall be equipped with am-

bient sensitive backup warning devices.

Legal descriptions of the files noted above are on file in the City Clerk's Office, Seventh Floor, City Hall, Renton. All interested persons are invited to be present at the Public Hearing to express their opinions. Questions should be directed to the Hearing Examiner at 425-430-6515. Published in the Renton Reporter on August 26, 2016. #1679033.

CITY OF RENTON

Department of Community and Economic Development

NOTICE OF INTENT

TO REQUEST RELEASE

OF FUNDS FOR

SUNSET TERRACE

REDEVELOPMENT

DATE OF NOTICE:

August 26, 2016

NAME OF RESPONSIBLE

ENTITY: City of Renton

LAND USE NUMBER:

LUA16-000630, ECF

ADDRESS: Environmental

Review Committee

Care of: Department of Commu-

nity & Economic Development,

Current Planning, 1055 South

Grady WA, Renton, WA 98055

STAFF CONTACT:

Vanessa Dolbec, 425-430-7200

PROJECT NAME:

Renton Housing Authority Capital

Fund and Operating Subsidy

RROF- 2016 - 2020 These notice

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related procedural requirements

for activities to be undertaken by

the Renton Housing Authority.

REQUEST FOR RELEASE

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Housing Authority to submit a

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Housing and Urban Development

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SF-187, Amendment Number

22-N, Grant Number

WA01P01150116, Capital Fund

Program, and Operating Subsidy

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8 A.M. to 5 P.M.

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Comments should specify which

Notice they are addressing.

ENVIRONMENTAL

CERTIFICATION The City of

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responsibilities in relation to the

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NEPA and related laws and au-

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OBJECTIONS TO RELEASE

OF FUNDS HUD will accept

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(b) the City of Renton has omit-

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HUD regulations at 24 CFR part

58; (c) the grant recipient or other

participants in the develop-

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cordance with the required pro-

cedures (24 CFR Part 58, Sec.

58.76) and shall be addressed to

HUD at Seattle Regional Office,

Seattle Federal Office Building,

Office of Public Housing, 909

First Avenue, Suite 360, Seattle,

WA 98104-1000. Potential ob-

jections should contact HUD to

verify the actual last day of the

objection period.

Responsible Entity Certifying

Officer

City of Renton Environmental

Review Committee (ERC)

Date of Decision:

August 22, 2016

Date of Publication: August 26,

2016 in the Renton Reporter.

#1679093.

PUBLIC NOTICES

To place a Legal Notice,
please call 253-234-3506
or e-mail

legals@reporternewspapers.com

PUBLIC NOTICES

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: September 19, 2016

Project Name: Renton Housing Authority Capital Fund and Operating Subsidy RROF- 2016 - 2020

Project Number: LUA16-000630, ECF

Project Manager: Vanessa Dolbee, Current Planning Manager

Owner: Renton Housing Authority; 2900 NE 10th St; renton, WA 98056

Project Summary: The applicant, the Renton Housing Authority (RHA), is requesting National Environmental Policy Act (NEPA) review for their proposed Capital Fund and Operating Subsidy activities for 2016 through 2020. All activities receiving Capital Fund Grants and Operating Subsidies from the U.S. Department of Housing and Urban Development (HUD) are required to undergo review pursuant to the NEPA, consistent with HUD's rules (24 CFR Part 58). The City of Renton is the NEPA Responsible Entity (RE) for RHA proposals. NEPA review for RHA's proposed activities is being accomplished by a single programmatic EA review for the period 2016 to 2020 and is applicable to all affected properties in the Renton Housing Authority's portfolio. The Renton Housing Authority manages eight subsidized properties that are available to low income households or low-income senior or disabled households. Exempt and non-exempt activities are proposed. Activities include: Public Housing Authority-wide administration, operations, technical assistance, training, fees and costs, and delivery of services such as summer youth programs; Low Income Public Housing Authority-wide maintenance including appliance replacement, non-dwelling equipment and tools; Plans and designs of the Sunset Terrace Replacement Units (prior NEPA clearance in 2011); and maintenance, Rehabilitation, and Public Facility Improvements at Hillcrest Terrace, Evergreen Terrace, and Cole Manor.

**STAFF
RECOMMENDATION:** **Staff Recommends that the Environmental Review Committee issue Request to Release Funds (RROF).**

The final step in the NEPA process is for the ERC to issue the Request to Release Funds (RROF). This is a certification that the City has completed the NEPA process and will be sent to the United States Department of Housing and Urban Development (HUD) with a number of attachments documenting that public notice has been given. Notice of the City's intent to Request the Release of Funds was issued on April 22, 2016, with publication and distribution by August 26, 2016.

Once the RROF is issued and sent to HUD, the Renton Housing Authority may begin their application process with HUD to redevelop Sunset Terrace.



Conditions For Approval of Renton Housing Authority Capital Fund and Operating Subsidy Proposed Activities for 2016 – 2020

The following mitigating conditions of approval for the Renton Housing Authority Capital Fund and Operating Subsidy Proposed Activities for 2016 – 2020 were identified in the Environmental Assessment.

Law, Authority, or Factor	Mitigation Measure
Clean Air	<p>Comply with Puget Sound Clean Air Agency rules on <u>Asbestos Control Standards</u>. Responsible Party: Contractors.</p> <p>The City shall require all construction contractors to implement air quality control plans for construction activities in the project area. The air quality control plans should include best management practices to control fugitive dust and odors emitted by diesel construction equipment.</p> <p>The following BMPs will be used to control fugitive dust.</p> <ul style="list-style-type: none"> • Use water sprays or other non-toxic dust control methods on unpaved roadways. • Minimize vehicle speed while traveling on unpaved surfaces. • Prevent trackout of mud onto public streets. • Cover soil piles when practical. <p>Minimize work during periods of high winds when practical.</p> <p>The following mitigation measures will be used to minimize air quality and odor issues caused by tailpipe emissions.</p> <ul style="list-style-type: none"> • Maintain the engines of construction equipment according to manufacturers' specifications. • Minimize idling of equipment while the equipment is not in use. <p>Responsible Party: City of Renton and Contractors.</p>
Contamination & Toxic Substances	<p>No impacts are anticipated, but if evidence of potential contamination is identified during project planning or execution, procedures should be implemented for sampling and analysis to evaluate the suspect material and provide for appropriate handling and disposal of the material to ensure protection of human health and the environment. Responsible Party, Contractors.</p>
Historic Preservation	<p>No impacts to archaeological resources are anticipated. In the event that ground disturbing or other activities do result in the inadvertent discovery of archaeological deposits, work should be halted in the immediate area and contact made with DAHP in Olympia. Work should be halted until such time as further investigation and appropriate consultation is concluded. In the</p>

Law, Authority, or Factor	Mitigation Measure
	unlikely event of the inadvertent discovery of human remains, work should be immediately halted in the area, the discovery covered and secured against further disturbance, and contact effected with law enforcement personnel. Responsible Party, Contractors.
Endangered Species, Surface Water, and Aquifer Protection Zones	<p>A. Use pervious materials to replace sidewalks to offset any added impervious areas for public facility or site improvements (e.g. solid waste enclosures or ADA improvements), to achieve no-net-increase in site impervious areas. Alternatively, implement best management practices that achieve low impact development objectives and the surface water design manual standards.</p> <p>B. Reroute public facility improvements (e.g. replacement sidewalks) to retain trees. Alternatively replant trees if tree removal is necessary consistent with City standards (RMC 4-4-130).</p> <p>C. Comply with City surface water design manual as appropriate.</p> <p>Responsible Party: Renton Housing Authority.</p>
Coastal Zone Management Act	Apply as appropriate for a permit or certification for State water quality requirements if exceeding state thresholds. Comply with City surface water design manual as appropriate under any circumstance. Responsible Party: Renton Housing Authority.
Noise Abatement and Control	<p>At Cole Manor seek the highest sound transmission class rated siding that meets capital facility needs and resources.</p> <p>Responsible Party: Renton Housing Authority. (See Environmental Assessment Attachment B for links to guidance documents.)</p>



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: WA011 Renton Housing Authority Capital Fund and Operating Subsidy Proposed Activities for 2016 – 2020

Responsible Entity: City of Renton

Grant Recipient (if different than Responsible Entity): Renton Housing Authority

State/Local Identifier: WA011

Preparer: Lisa Grueter, Manager, BERK Consulting

Certifying Officer Name and Title: Mayor Denis Law and designee the Environmental Review Committee

Grant Recipient (if different than Responsible Entity): Renton Housing Authority

Consultant (if applicable): BERK Consulting, with Cultural Resource Consultants LLC, Landau Associates, and Weinman Consulting LLC

Direct Comments to:

Rocale Timmons

City of Renton - Current Planning

Senior Planner

1055 South Grady Way

Renton, WA 98057

Tel: (425) 430-7219

Fax: (425) 430-7300

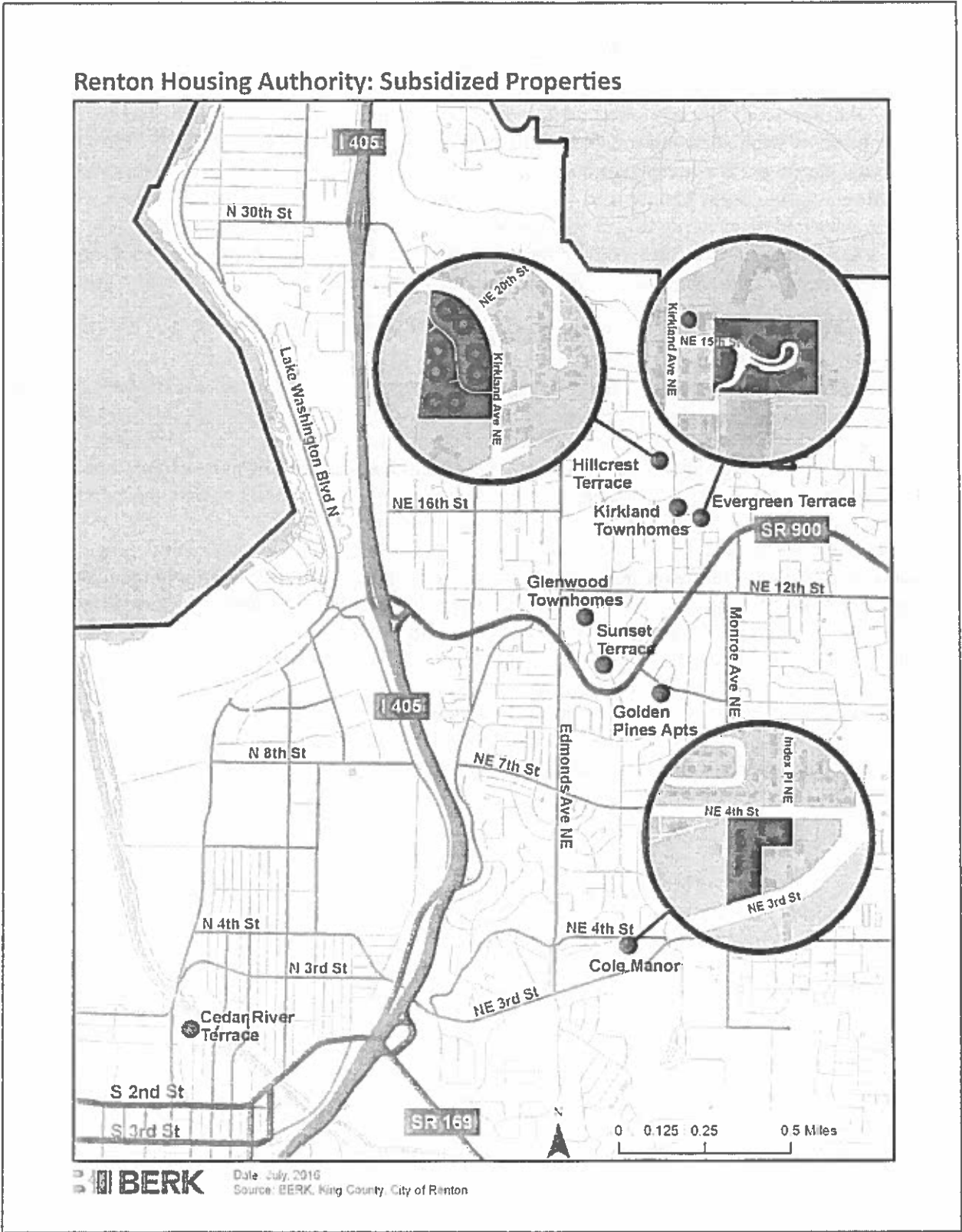
rtimmons@rentonwa.gov

Project Location:

See Exhibit 1 for physical locations. Sites are listed below:

- Hillcrest Terrace 1442 Hillcrest Lane NE
- Evergreen Terrace 3027 NE 15th
- Cole Manor 2811 NE 4TH
- Sunset Terrace: generally bounded by Sunset Lane NE and Glenwood Avenue NE on the north, NE 10th Street on the east, NE Sunset Boulevard (State Route [SR] 900) on the south, and Edmonds Avenue NE on the west
- Glennwood Townhomes 1141 & 1147 Glennwood Avenue
- Kirkland Townhomes 1508 Kirkland Ave NE
- Golden Pines Apartments 2901 NE 10th
- Cedar River Terrace 51 Burnett Street

Exhibit 1. Renton Housing Authority Properties under Evaluation



Source: King County, City of Renton, BERK Consulting 2016

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposal consists of Renton Housing Authority's (RHA's) proposed Capital Fund and Operating Subsidy activities for 2016-2020. Activities include:

- Public Housing Authority-wide administration, operations, technical assistance, training, fees and costs, and delivery of services such as summer youth programs.
- Low Income Public Housing Authority-wide maintenance including appliance replacement, non-dwelling equipment and tools.
- Plans and designs of the Sunset Terrace Replacement Units (prior NEPA clearance in 2011).
- Maintenance, Rehabilitation, and Public Facility Improvements at Hillcrest Terrace, Evergreen Terrace, and Cole Manor.

See Attachment A Project Description for details.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose and need for the proposal is the proper operation and administration of the Renton Housing Authority and its ongoing maintenance of low income public housing units and properties, as well as staff training and equipment, and programs for residents.

The rehabilitation and site improvements will increase the livability and accessibility of the dwelling units and sites by modernizing fixtures, removing asbestos containing materials, and removing ADA barriers including replacing sidewalks and adding ramps and other improvements.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Without the project, dwellings and site improvements would continue to age and reach obsolescence, and sites would continue to be less convenient or safe to navigate for residents and pedestrians in the absence of sidewalk replacements or accessibility improvements.

Funding Information

RHA's Grant Number is WA 19PO 1150116. Exhibit 2 and Exhibit 3 identify the capital fund grant and operating subsidy over the 2016-2020 period.

Exhibit 2. Capital Fund Grant

Fiscal Year	Grant
WA01P011501-16 (FY 2016)	\$325,037
Estimated 2017	\$330,000
Estimated 2018	\$330,000
Estimated 2019	\$330,000
Estimated 2020	\$330,000

Source: US HUD District 10, Renton Housing Authority 2016

Exhibit 3. Operating Subsidy

Fiscal Year	Subsidy
2016	\$641,696
Estimate based on 2016 LIPH inventory 2017	\$600,000
Estimate based on 2016 LIPH inventory 2018	\$600,000
Estimate based on 2016 LIPH inventory 2019	\$600,000
Estimate based on 2016 LIPH inventory 2020	\$600,000

Source: US HUD District 10, Renton Housing Authority 2016

Estimated Total HUD Funded Amount:

See Exhibit 2 and Exhibit 3.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

No other funds are included except HUD funds. For the total project cost see Exhibits 1 and 2.

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No sites are in the Runway Protection Zone or Accident Potential Zone. The Cedar River Terrace site is located outside the area where height restrictions apply per FAR Part 77 of Renton Municipal Airport. It is located in the Traffic Pattern Zone (6); future development is subject to review and potential conditions regarding density, notice on titles, and other provisions. No new units or development are proposed on the subject site. See RMC 4-3-020 Airport Related Height and Use Restrictions. See worksheet in Attachment

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		B, <u>RMC 4-3-020 Airport Related Height And Use Restrictions</u> , and detailed height map <u>Renton Municipal Airport Building Height Restrictions</u> .
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not applicable. Renton is not located on the marine coast.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Cedar River Terrace site is located in the 500-year floodplain but no critical actions are proposed; physical activities are limited to maintenance. See worksheet in Attachment B and map illustrating <u>Zone X floodplain boundary</u> (500 year floodplain).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<u>The Puget Sound region is considered a maintenance area, and is not designated a non-attainment area. City of Renton regulations regarding construction apply and address dust and other matters; additional best management practices are recommended to control dust. No operational increases in traffic trips are anticipated as no dwellings are added. Puget Sound Clean Air Agency rules on <u>Asbestos Control Standards</u> apply.</u>
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The project is within the Washington coastal zone management area. The City of Renton submitted its request for consistency determination to the Washington State Department of Ecology (Ecology). See Attachment C Department of Ecology determination of consistency letter to City of Renton.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	This review found no evidence of known or suspected contamination at any of the three properties. Therefore, no additional investigation is warranted based on the project

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>as defined, and the information reviewed. However, if evidence of potential contamination is identified during project planning or execution, procedures should be implemented for sampling and analysis to evaluate the suspect material and provide for appropriate handling and disposal of the material to ensure protection of human health and the environment. See Attachment B including EDR report excerpts. Full EDR reports for the three sites where exterior site alterations are proposed (Hillcrest Terrace, Evergreen Terrace, and Cole Manor) are available with the Environmental Review Record.</p>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>The capital and operating subsidy projects considered in 2016 for Hillcrest Terrace, Evergreen Terrace, and Cole Manor are not anticipated to result in increased runoff beyond current conditions and would not have the potential to change pollutant loading relative to current conditions due to: application of surface water and aquifer protection standards in the Renton Municipal Code, no net increase in impervious area, and no new impervious surfaces accessible to vehicular traffic. Therefore no effect to listed fish species is anticipated. Based on a review of the Washington Department of Fish and Wildlife's Priority Habitats and Species database no listed wildlife species or critical habitat are found on the subject sites.</p>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are no above ground storage tanks within 1 mile of the sites where rehabilitation is proposed. See Attachment B including EDR report excerpts. Full EDR reports for the three sites where exterior site alterations are proposed (Hillcrest Terrace, Evergreen Terrace, and Cole Manor) are available with the Environmental Review Record.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not applicable. Sites are already developed for urban use. See Attachment B.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Cedar River Terrace site is located in the 500-year floodplain but no critical actions are proposed. See worksheet in Attachment B and map illustrating <u>Zone X floodplain boundary</u> (500 year floodplain).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The project will not affect any previously recorded historic properties. See Attachment D. None of the proposed activities at Cole Manor and Hillcrest Terrace, nor the addition of the garbage recycling station at Hillcrest in March 2016, will affect aboveground historic properties. The Evergreen Terrace facility, built in 1968, was identified by DAHP as over 45 years in age and in need of review at the EZ-2 level. A short report form was provided to DAHP, and DAHP found that no historic properties will be affected by the current project as proposed in correspondence dated August 4, 2016.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Evergreen Terrace and Cole Manor are within 1,000 feet of principal arterials. .</p> <p>Evergreen Terrace at its closest point is about 285 feet from the SR 900 centerline, and Cole Manor is about 88 feet from the NE 3rd Street centerline west of Jefferson Avenue NE.</p> <p>Using HUD's online tool, noise levels are acceptable for Evergreen Terrace (not exceeding 65 db). No mitigation is needed.</p> <p>Cole Manor is above 65 dB but not exceeding 70 dB, considered normally unacceptable for new construction; attenuation is encouraged for modernization. New construction of dwellings is not proposed.</p> <p>Since new concrete board siding is proposed between the eaves and current brick façade, it is recommended that the highest sound transmission class (STC) rated board that meets the capital program needs and resources be applied.</p>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Cole Manor is located in the Cedar Valley sole source aquifer; see <u>Cedar Valley 2</u> map. The project is not likely to affect Sole Source Aquifer quality. Sizes of residential structures will stay the same. Sizes of public facilities may slightly expand impervious area (e.g. ADA improvements). It is anticipated that sidewalk replacements will be pervious leading to no-net-increase in impervious area. Improvements are subject to the City's aquifer protection regulations and surface water design manual, consist of non-pollutant generating surfaces, and are in locations served by public water, sewer, and storm drainage systems.</p>
Wetlands Protection Executive Order 11990,	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are no known wetlands on subject properties. See Attachment B and <u>Wetlands and Water Classifications</u> map.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
particularly sections 2 and 5		
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	None of the project sites are within proximity of a Wild and Scenic River, based on a review of <u>National Park Service information for Washington State.</u>
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Proposed rehabilitation will improve the quality of the indoor environment for residents (e.g. removal of asbestos containing material), and will also improve access for elderly and disabled residents (e.g. ADA improvements). No adverse environmental impacts are anticipated.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with	2	There will be no change in use of the subject sites; all are <u>zoned</u>

Plans / Compatible Land Use and Zoning / Scale and Urban Design		<p>for residential or mixed use/ residential-commercial purposes.</p> <ul style="list-style-type: none"> • Hillcrest Terrace 1442 Hillcrest Lane NE: R-14 • Evergreen Terrace 3027 NE 15th: Center Village • Cole Manor 2811 NE 4th: RM-F • Sunset Terrace, SR 900: Center Village • Cedar River Terrace 51 Burnett Street: Center Downtown • Glennwood Townhomes 1141 & 1147 Glennwood Avenue: R-14 • Golden Pines Apartments 2901 NE 10th: Center Village • Kirkland Townhomes 1508 Kirkland Ave NE: R-14 <p>Proposed capital projects would be compatible with the scale and pattern of existing land use.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>Some areas of steep slopes are mapped on the Hillcrest Terrace and Evergreen Terrace sites. Moderate landslides are mapped in the Evergreen Terrace area. Stormwater systems serve all sites under review. See maps: <u>Erosion Hazard</u>, <u>Landslide Hazard</u>, <u>Steep Slopes</u>, and <u>Storm Water</u>. Where site disturbance is proposed for ADA improvements, sidewalk replacements, and similar exterior activities, the application of City regulations for critical areas, grading and erosion control, stormwater, landscaping, and related standards in Renton Municipal code Title IV will address any potential impacts. (See list under Mitigation Measures and Conditions below.)</p>
Hazards and Nuisances including Site Safety and Noise	3	<p>See Contamination and Toxic Substances and Noise Abatement above. With proposed mitigation, no impacts are anticipated.</p>
Energy Consumption	1	<p>Some maintenance and rehabilitation includes implementation of energy saving light bulbs.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	No implementation of economic uses and no displacement of businesses would occur.
Demographic Character Changes, Displacement	2	Units will be rehabilitated when vacated and made ready for new tenants. No displacement would occur.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	No facilities of this type will be added or displaced.

Commercial Facilities	2	No facilities of this type will be added or displaced.
Health Care and Social Services	1	Summer youth programs are proposed for funding.
Solid Waste Disposal / Recycling	2	Any construction will follow proper solid waste disposal per City codes (RMC 8-1). At Hillcrest Terrace and Cole Manor, collection and storage of solid waste will be more efficient.
Waste Water / Sanitary Sewers	2	All sites are served by sewers; no change in numbers of dwelling units is proposed and no impacts are anticipated. See: <u>Wastewater</u> .
Water Supply	2	All sites are served by the City's water system; no change in numbers of dwelling units is proposed and no impacts are anticipated. See: <u>Drinking Water</u> .
Public Safety - Police, Fire and Emergency Medical	2	All sites are served by the City's police and fire departments; no change in numbers of dwelling units is proposed and no impacts are anticipated. See: <u>Fire Station Response Areas</u> , and <u>Police Department Patrol Areas</u> .
Parks, Open Space and Recreation	2	Sites are served by the Renton Parks system. No change in numbers of dwelling units is proposed and no impacts are anticipated. It should be noted that a central park is to be added at Sunset Terrace, expanding and consolidating park area in the vicinity. See: <u>Renton Trails and Bikeways Guide</u> including parks.
Transportation and Accessibility	1	Sites are served by local and state roads (see <u>Arterials</u>); no dwellings are added and no increases in daily traffic are anticipated. Onsite ADA and sidewalk improvements will improve accessibility by the disabled and elderly.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	There are no onsite unique natural features. Water resources will be protected by the nature of the proposals (e.g. replacing sidewalks with pervious materials) and application of City stormwater requirements where applicable.
Vegetation, Wildlife	2	See endangered species above.
Other Factors	2	None.

Additional Studies Performed:

List of Attachments:

- A. Project Description
- B. Checklists Regarding 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

- C. Department of Ecology Coastal Zone Management Determination of Consistency Letter
- D. Cultural Resources Assessment for the Renton Housing Authority 2016 Capital Facility Program, Renton, King County, WA, Technical Memo, August 4, 2016, including Department of Archaeology and Historic Preservation Letter, No Historic Properties Affected, August 4, 2016

Field Inspection (Date and completed by):

No field investigation was conducted. Sites were reviewed by aerial photos in Google Earth.

List of Sources, Agencies and Persons Consulted (40 CFR 1508.9(b)):

Agencies:

Washington Department of Ecology, Coastal Zone Management (see Attachment C)
Washington Department of Archaeology and Historic Preservation (see Attachment D)
Duwamish Tribe (see Attachment D)
Muckleshoot Indian Tribe (see Attachment D)
Snoqualmie Indian Tribe (see Attachment D)
Renton Housing Authority, Mark Gropper, Sean McCarty
Schemata, Grace Kim, Guy Thomsen

Sources and Additional Resources Used:

See Attachment B regarding sources addressing 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities.

City of Renton Map Gallery

Airport Area Elevations - South

Aquifer Protection

Arterials

Drinking Water

Erosion Hazard

Fire Station Response Areas

Flood Hazard

Landslide Hazard

Police Department Patrol Areas

Renton Trails and Bikeways Guide

Steep Slopes

Storm Water

Wastewater

Wetlands and Water Classifications

Zoning

Environmental Protection Agency: Sole Source Aquifer Maps: Cedar Valley 2

King County iMap: <http://www.kingcounty.gov/services/gis/Maps/imap.aspx>

WSDOT - Freight and Goods: <http://wsdot.maps.arcgis.com/home/index.html>

WSDOT Community Planning Portal: <http://wsdot.maps.arcgis.com/home/index.html>

List of Permits Obtained:

The Hillcrest solid waste enclosure has received a Renton Building Permit. See Attachment B.

Requested clearances:

- Washington Department of Ecology: Certification of Consistency with Washington's Coastal Zone Management Program for Federally Funded Activities (See Attachment C)
- Department of Archaeology and Historic Preservation Letter, No Historic Properties Affected, August 4, 2016 (see Attachment D)

Programmatic maintenance and rehabilitation activities are subject to permits, including, but not limited to:

- City of Renton building permits
- City of Renton Grading permits
- City of Renton Routine Vegetation Management Permits
- Puget Sound Clean Air Agency Asbestos/Demolition Notification Forms

As presented capital and operating subsidy activities are exempt from SEPA under these rules:

- WAC 197-11-800 (1) Minor new construction, (2) Other minor new construction, (3) Repair, remodeling and maintenance activities, (6) Land use decisions, (14) Activities of agencies, (15) Financial assistance grants, and other relevant subsections of WAC 197-11-800.
- City SEPA rules in RMC 4-9-070, including but not limited to: RMC 4-9-070.G.1.b which exempts "landfills and excavations in WAC 197-11-800(1)(b)(v): Up to five hundred (500) cubic yards or less."

Should grading or improvements or other activities exceed these thresholds, SEPA clearances will be required.

Public Outreach [24 CFR 50.23 & 58.43]:

A FONSI will be published in accordance with 24 CFR 58.43 - Dissemination and/or publication of the findings of no significant impact. Accordingly a 15-day comment period will be held.

Cumulative Impact Analysis [24 CFR 58.32]:

This Environmental Assessment has addressed the programs and activities of a 5-year capital facility plan and operating subsidy, aggregating a number of exempt, categorically excluded, and other activities subject to evaluation.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The programmatic capital and operating proposals reflect categories of activities to meet federal, state, and local requirements and meet the needs of residents to maintain properties, improve accessibility under the ADA, remove obsolescent facilities and appliances, and remove hazards (asbestos containing materials).

The proposal does not involve unresolved conflicts concerning alternative uses of available resources.

Nevertheless, for the purposes of this evaluation, alternatives to exterior building alterations include: different siding materials than concrete board. The primary objective is to reside Cole Manor due to protect dwellings from the weather. Should a different material be appropriate to meet the objectives, it may be considered.

The following alternatives are identified for site improvements:

- Removing or relocating sidewalks instead of replacing them
- Moving solid waste facilities to other site locations
- Removing or relocating fencing instead of replacing it

Current sidewalks are buckling or in disrepair. Removing the sidewalks could remove hazardous conditions if they exist, but would not improve accessibility. Sidewalks are generally in locations where usage is desired; wholesale relocation may not provide comparable efficient access. However, under the proposal minor rerouting of sidewalks to avoid trees may occur when replacing the sidewalks.

Solid waste facilities are generally found in central locations for both residents and solid waste service providers who regularly collect the waste. Relocating them rather than replacing them could mean adding impervious areas in new locations rather than making use of current disturbed areas.

Removing fencing could make sites less secure in terms of uninvited visitors; relocating fencing may disturb new areas compared to replacing fencing.

No Action Alternative [24 CFR 58.40(e)]:

Under a No Action Alternative, maintenance, rehabilitation, and site improvements would not be implemented. Without the project, dwellings and site improvements would continue to age and reach obsolescence, and sites would continue to be less easy to navigate in the absence of sidewalk replacements or accessibility improvements.

Summary of Findings and Conclusions:

The proposals as designed and conditioned will not adversely impact natural or built environment conditions. Activities are compatible with the existing uses in the area. The proposed project also will not adversely impact existing resources or services in the area.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Mitigation Measures and Conditions

Law, Authority, or Factor	Mitigation Measure
<p>Clean Air</p>	<p>Comply with Puget Sound Clean Air Agency rules on <u>Asbestos Control Standards</u>. Responsible Party: Contractors.</p> <p>The City shall require all construction contractors to implement air quality control plans for construction activities in the project area. The air quality control plans should include best management practices to control fugitive dust and odors emitted by diesel construction equipment.</p> <p>The following BMPs will be used to control fugitive dust.</p> <ul style="list-style-type: none"> • Use water sprays or other non-toxic dust control methods on unpaved roadways. • Minimize vehicle speed while traveling on unpaved surfaces. • Prevent trackout of mud onto public streets. • Cover soil piles when practical. <p>Minimize work during periods of high winds when practical. The following mitigation measures will be used to minimize air quality and odor issues caused by tailpipe emissions.</p> <ul style="list-style-type: none"> • Maintain the engines of construction equipment according to manufacturers' specifications. • Minimize idling of equipment while the equipment is not in use. <p>Responsible Party: City of Renton and Contractors.</p>
<p>Contamination & Toxic Substances</p>	<p>No impacts are anticipated, but if evidence of potential contamination is identified during project planning or execution, procedures should be implemented for sampling and analysis to evaluate the suspect material and provide for appropriate handling and disposal of the material to ensure protection of human health and the environment.</p> <p>Responsible Party, Contractors.</p>
<p>Historic Preservation</p>	<p>No impacts to archaeological resources are anticipated. In the event that ground disturbing or other activities do result in the inadvertent discovery of archaeological deposits, work should be halted in the immediate area and contact made with DAHP in Olympia. Work should be halted until such time as further investigation and appropriate consultation is concluded. In the unlikely event of the inadvertent discovery of human remains, work should be immediately halted in the area, the discovery covered and secured against further disturbance, and contact effected with law enforcement personnel. Responsible Party, Contractors.</p>
<p>Endangered Species, Surface Water,</p>	<p>A. Use pervious materials to replace sidewalks to offset any</p>

Law, Authority, or Factor	Mitigation Measure
and Aquifer Protection Zones	<p>added impervious areas for public facility or site improvements (e.g. solid waste enclosures or ADA improvements), to achieve no-net-increase in site impervious areas. Alternatively, implement best management practices that achieve low impact development objectives and the surface water design manual standards.</p> <p>B. Reroute public facility improvements (e.g. replacement sidewalks) to retain trees. Alternatively replant trees if tree removal is necessary consistent with City standards (RMC 4-4-130).</p> <p>C. Comply with City surface water design manual as appropriate.</p> <p>Responsible Party: Renton Housing Authority.</p>
Coastal Zone Management Act	<p>Apply as appropriate for a permit or certification for State water quality requirements if exceeding state thresholds. Comply with City surface water design manual as appropriate under any circumstance. Responsible Party: Renton Housing Authority.</p>
Noise Abatement and Control	<p>At Cole Manor seek the highest sound transmission class rated siding that meets capital facility needs and resources. Responsible Party: Renton Housing Authority. (See Attachment B for links to guidance documents.)</p>

Code Authorities that Avoid Impacts:

City of Renton Municipal Code, Title IV

Chapter 4 CITY-WIDE PROPERTY DEVELOPMENT STANDARDS

- 4-3-050 CRITICAL AREAS REGULATIONS
- 4-4-030 DEVELOPMENT GUIDELINES AND REGULATIONS – GENERAL
- 4-4-040 FENCES, HEDGES, AND RETAINING WALLS
- 4-4-060 GRADING, EXCAVATION AND MINING REGULATIONS
- 4-4-070 LANDSCAPING
- 4-4-090 REFUSE AND RECYCLABLES STANDARDS
- 4-4-130 TREE RETENTION AND LAND CLEARING REGULATIONS

Chapter 5 BUILDING AND FIRE PREVENTION STANDARDS

Chapter 6, 4-6-030 DRAINAGE (SURFACE WATER) STANDARDS

Chapter 8 PERMITS – GENERAL AND APPEALS

Chapter 9 PERMITS – SPECIFIC

4-9-080 GRADING, EXCAVATION AND MINING PERMITS AND LICENSES

4-9-195 ROUTINE VEGETATION MANAGEMENT PERMITS

Determination:

- ☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.
- ☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Lisa Grueter Date: August 22, 2016

Name/Title/Organization: Manager, BERK Consulting

Certifying Officer Signature:

City of Renton Environmental Review Committee (ERC)

Date: 8/22/16

Signature: Dwight Zimmerman

Signature: C.E. [Signature]

Signature: Kelly Bennett

Signature: [Signature]

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).